



BOARD OF ZONING ADJUSTMENTS

MEETING INFORMATION

Location

Homeland Security Conference Room

8th Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

Draft Agenda

November 10, 2014

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **November 20, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1340 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments.

- A. **Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules**
- B. **Consideration – Adoption of the 2015 & 2016 Board of Zoning Adjustments Meeting Schedules**
- C. **BZA Dockets – Unfinished Business**

ITEM 1 – Docket Number: 135-14

Applicant or Agent: Cosimo O. Brocato
Property Location: 824-826 7th Street **Zip:** 70115
Bounding Streets: 7th St., Annunciation St., 8th St., & Laurel St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 92
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area and excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Required: 150 sq. ft. (≤ 40%) Provided: 332 sq. ft. (89%) Waiver: 182 sq. ft. (49%)



ITEM 2 – Docket Number: 168-14

Applicant or Agent: Robert M. Steinberg
Property Location: 636 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Constance St., Patton St., & Henry Clay St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 23
Proposed Use: Single-Family Residence **Lot Number:** 13 & 14
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.12 and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a parking pad in the required corner lot side yard and a garage with insufficient minimum setback from a corner lot side yard property line.

Requested Waivers:

Section 15.5.12(3) – Accessory Buildings and Structures Corner Lots (Projection)

Required: 10' Provided: 2'-6" Waiver: 7'-6"

Section 15.2.3 – Parking in Front Yards

Required: 0 spaces Provided: 1 Space Waiver: 1 Space



ITEM 3 – Docket Number: 185-14

Applicant or Agent: Mary I. Blue
Property Location: 815 Valence Street **Zip:** 70115
Bounding Streets: Valence St., Magazine St., Constance St. & Cadiz St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 200
Proposed Use: Single-Family Residence **Lot Number:** 13 & 14
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto an existing single-family residence causing insufficient minimum aggregate width of side yards.

Requested Waiver:

Section 4.9.7 Table 4.1 – Aggregate Width of Side Yards

Required: 20% (12') Provided: 5'-10" Waiver: 6'-2"



ITEM 4 – Docket Number: 188-14

Applicant or Agent:	SBP Real Estate, Inc.	
Property Location:	2635-2645 Toulouse Street	Zip: 70119
Bounding Streets:	Toulouse St., St. Peters St., N. Broad St., & N. Dorgenois St.	
Zoning District:	LI Light Industrial District	
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Warehouse/Commercial	Square Number: 337
Proposed Use:	Multiple-family Residences	Lot Number: Proposed Lot A
Project Planner:	Stephen Kroll (skroll@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the redevelopment of a former industrial site to allow two multiple-family residences with an insufficient front yard setback for one building, insufficient front and rear yard setbacks for a second building, insufficient off-street parking spaces, and insufficient off-street loading spaces.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Front Yard Setback (Building B)		
Required: 0’- 3’	Provided: 6’	Waiver: 3’
Section 4.9.7 (Table 4.I) – Front Yard Setback (Building C)		
Required: 0’-3’	Provided: 120’	Waiver: 117’
Section 4.9.7 (Table 4.I) – Rear Yard Setback (Building C)		
Required: 20’	Provided: 5’	Waiver: 15’
Section 15.2.1 (Table 15.A) - Off-Street Parking		
Required: 80 Spaces	Provided: 56 Spaces	Waiver: 24 Spaces
Section 15.3.1 (Table 15.G) - Off-Street Loading		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces



ITEM 5 – Docket Number: 189-14

Applicant or Agent: SBP Real Estate, Inc.
Property Location: 2635-2645 Toulouse Street **Zip:** 70119
Bounding Streets: Toulouse St., St. Peters St., N. Broad St., & N. Dorgenois St.
Zoning District: LI Light Industrial District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Warehouse/Commercial **Square Number:** 337
Proposed Use: Mixed-Use (Office/Commercial) **Lot Number:** Proposed Lot A
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the redevelopment of a former industrial site with an office/warehouse building with insufficient off-street parking spaces.

Requested Waiver:**Section 15.2.1 (Table 15.A) - Off-Street Parking**

Required: 57 Spaces Provided: 23 Spaces Waiver: 34 Spaces

**ITEM 6 – Docket Number: 192-14**

Applicant or Agent: Charles Blanque, Virginia Blanque
Property Location: 235-237 South Pierce Street **Zip:** 70119
Bounding Streets: S. Pierce St., Palmyra St., Carrollton Ave., & Cleveland Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 757
Proposed Use: Two-Family Residence **Lot Number:** 19
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family residence to a two-family residence with insufficient minimum lot area, minimum lot width and insufficient off-street parking.

Requested Waivers:**Article 4, Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft. Provided: 3,277 sq. ft. Waiver: 323 sq. ft.

Article 4, Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)

Required: 30' Provided: 29' Waiver: 1'

Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 7 – Docket Number: 193-14

Applicant or Agent: R. Joshua Koch, Jr.
Property Location: 1323 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Pitt St., State St., & Prytania St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 49
Proposed Use: Single-Family Residence **Lot Number:** A-1
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 – Fences, Walls, and Hedges (Height)

Required: 7' Provided: 10' Waiver: 3'



ITEM 8– Docket Number: 194-14

Applicant or Agent: Darrin L. Campagne, Anicka J. Marshall
Property Location: 2435 Robert Street **Zip:** 70115
Bounding Streets: Robert St., Magnolia St., S. Robertson St., & Upperline St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 618
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.5.8(3), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, insufficient minimum width of a corner lot side yard, excessive stair height above grade, and excessive front yard stair projection.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.

Section 4.5.7 (Table 4.E) - Minimum Lot Width

Required: 50' Provided: 40' Waiver: 10'

Section 15.5.8(3) - Front Yards (Corner Lots)

Required: 10' Provided: 3' Waiver: 7'

Section 15.5.8(4) – Front Yards (Stair Height from Grade)

Required: 5' Provided: 14'-7" Waiver: 9'-7"

Section 15.5.8(4) – Front Yards (Stair Projection)

Required: 6' Provided: 8'-6" Waiver: 2'-6"



D. BZA Dockets – New Business

ITEM 9 – Docket Number: 197-14

Applicant or Agent: Ronnie Babin
Property Location: 1225 3rd Street **Zip:** 70130
Bounding Streets: Third St., Camp St., Second St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District **Planning District:** Planning
Existing Use: Single-Family Residence **Square Number:** 167
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Nicholas Kindel (njkindel@nola.gov)

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Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4), Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of an accessory structure that exceeds the permitted height, to permit one (1) parking space in the required front yard, and to permit excessive paving of the required front yard area.

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Requested Waivers:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 16'-5" Waiver: 2'-5"

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 100% Waiver: 60%



ITEM 10 – Docket Number: 198-14

Applicant or Agent: Christine L. Hickey
Property Location: 5533 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Homedale St., Catina St., & Mound Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 429
Proposed Use: Two-Family Residence **Lot Number:** 7
Project Planner: Kelly Bulter (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area and excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 49% Waiver: 9%



ITEM 11 – Docket Number: 199-14

Applicant or Agent: Leonardo de Oliveira
Property Location: 1224 Riviera Avenue **Zip:** 70122
Bounding Streets: Riviera Ave., St. Bernard Ave., Cartier Ave., & Granada Dr.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 29
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit off-street parking in the required front yard area and excessive paving in the required front yard area **(AFTER THE FACT)**.

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Requested Waivers:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 100% Waiver: 60%

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 12 – Docket Number: 200-14

Applicant or Agent: New Orleans Bible Fellowship, Inc.
Property Location: 4430 Bundy Road **Zip:** 70127
Bounding Streets: Bundy Rd., Chef Menteur Hwy., Cerise Ave., & Grant St.
Zoning District: RM-2E Eastern New Orleans Multiple-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Church **Square Number:** Parcel C
Proposed Use: Church **Lot Number:** L
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.5(16) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit a parking lot that is not paved with a durable, all-weather material.

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Requested Waiver:

Section 15.2.5(16) – Paving Surface

Required: Durable all weather material

Provided: Partially paved

Waiver: Durable all weather material



ITEM 13 – Docket Number: 201-14

Applicant or Agent: Edward Washington, Tina Marquardt
Property Location: 5219-5221 Hawthorne Place **Zip:** 70124
Bounding Streets: Hawthorne Pl., Canal Blvd., & Railroad Tracks
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 446
Proposed Use: Two Single-Family Residences **Lot Number:** 21
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of two (2) single-family residences on one lot of record.

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Requested Waiver:

Section 1.4. - Location On A Lot Required.

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 14 – Docket Number: 202-14

Applicant or Agent: Ed Kimball, Darlean Jackson, Alfreda Covington
Property Location: 4208-4212 Paris Avenue **Zip:** 70122
Bounding Streets: Paris Ave., Harrison Ave., Hamburg St., & Mandolin St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 3049
Proposed Use: Single-Family Residence **Lot Number:** 6
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from provisions of Article 15, Section 15.5.8 (4) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with an unenclosed porch with excessive projection into the front yard (**AFTER THE FACT**).

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Requested Waiver:

Section 15.5.8 (4) – Front Yards (Open, unenclosed porches projecting into front yards)

Required: 6' Provided: 12'-8" Waiver: 6'-8"



ITEM 15 – Docket Number: 203-14

Applicant or Agent: Jeremiah Johnson, Brad Robinson
Property Location: 45 S. Lark Street **Zip:** 70124
Bounding Streets: S. Lark St., Beauregard Ave., Robert E. Lee Blvd., Marconi Dr.
Zoning District: LRS-2 Lake Vista and Lake Shore Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 25
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(9) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the installation of a generator in the required front yard area (**AFTER THE FACT**).

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Requested Waiver:

Section 15.5.12(9) – Accessory Buildings

Required: 0 Provided: 1 Waiver: 1



ITEM 16 – Docket Number: 204-14

Applicant or Agent: Edward Brown, Geraldine Angel
Property Location: 11641 W Barrington Drive **Zip:** 70128
Bounding Streets: W. Barrington Dr., Northgate Dr., Morrison Rd., & Bullard Ave.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** B
Proposed Use: Single-Family Residence **Lot Number:** 35
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the renovation of a single-family residence, resulting in the loss of two (2) required off-street parking spaces (**AFTER THE FACT**).

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces



ITEM 17 – Docket Number: 205-14

Applicant or Agent: Koch and Wilson Architects, Union Bethel AME Church
Property Location: 2319 Thalia Street **Zip:** 70113
Bounding Streets: Thalia St., S. Robertson St., Erato St., & S. Liberty St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Church **Square Number:** 350
Proposed Use: Church **Lot Number:** 1, 2, 3, 4, & 20
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a church with insufficient minimum width of a side yard, insufficient minimum depth of rear yard, and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F)- Minimum Width of Side Yard

Required: 10' Provided: 5' Waiver: 5'

Section 4.6.7 (Table 4.F)- Minimum Depth of Rear Yard

Required: 20' Provided: 5' Waiver: 15'

Section 15.2.1 (Table 15.A) – Off-Street Parking (Nursery School)

Required: 12 Spaces Provided: 4 Spaces Waiver: 8 Spaces



ITEM 18 – Docket Number: 206-14

Applicant or Agent: Samuel K. Smith
Property Location: 816 Alix Street **Zip:** 70114
Bounding Streets: Alix St., Belleville St., Pelican Ave., & Elmira Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Vacant **Square Number:** 40
Proposed Use: Accessory Pool Structure **Lot Number:** 13
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request for a variance from the provisions of Article 1, Section 1.5 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a pool without a main use.

Requested Waiver:

Section 1.5 – Accessory Buildings

Required: Main Building constructed within six (6) months
Provided: Accessory Use w/o Main Building for three (3) years
Waiver: Two (2) years six (6) months



ITEM 19 – Docket Number: 207-14

Applicant or Agent: Housing Authority Of New Orleans
Property Location: 1401 Bienville Street **Zip:** 70112
Bounding Streets: Bienville St., Treme St., Marais St., & Conti St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Multi-Family Residential **Square Number:** 155
Proposed Use: Multi-Family Residential **Lot Number:** A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) of the Comprehensive Zoning Ordinance.



Request: This request is to permit the renovation of a multi-family residence with insufficient minimum lot area, insufficient minimum lot depth, and an insufficient minimum depth of rear yard.



Requested Waivers:

Section 4.11.7 (Table 4.K)- Minimum Lot Area

Required: 1,000 sq. ft. Provided: 879 sq. ft. Waiver: 121 sq. ft.

Section 4.11.7 (Table 4.K)- Minimum Lot Depth

Required: 100' Provided: 56' Waiver: 44'

Section 4.11.7 (Table 4.K)- Minimum Depth of Rear Yard

Required: 20' Provided: 10' Waiver: 10'

ITEM 20 – Docket Number: 208-14

Applicant or Agent: Housing Authority Of New Orleans
Property Location: 301 Basin Street **Zip:** 70112
Bounding Streets: Basin St., Bienville St., Tremé St., & Conti St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Multi-Family Residential **Square Number:** 123 & 130
Proposed Use: Multi-Family Residential **Lot Number:** A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K), and Article 15, Section 15.2.1 (Table 15.A) and Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with insufficient minimum lot area per dwelling unit, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 4.11.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (three-family)
 Required: 1,000 sq. ft. Provided: 677 sq. ft. Waiver: 323 sq. ft.
Section 15.2.1 (Table 15.A) - Off-Street Parking
 Required: 139 Provided: 63 Spaces Waiver: 76 Spaces
Section 4.12.7 (Table 4.I) – Minimum Open Space Ratio
 Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 21 – Docket Number: 209-14

Applicant or Agent: Ben Kleban, Black Jack Oak, LLC
Property Location: 4901 Magnolia Street **Zip:** 70115
Bounding Streets: Magnolia St., Robert St., Clara St., & Upperline St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Vacant **Square Number:** 644
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking
 Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 22 – Docket Number: 210-14

Applicant or Agent: Cynthia Steib, Scarlett Dottolo
Property Location: 6566 Avenue A **Zip:** 70124
Bounding Streets: Avenue A., 38th St., Avenue B., & 36th St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant **Square Number:** 62
Proposed Use: Single-Family Residence **Lot Number:** 21
Project Planner: Kelly Bulter (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) and Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance.

Request: This is a request to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum lot width, insufficient width of side yards, and excessive paving in the required front yard area.

Requested Waivers:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Area
 Required: 5,000 sq. ft. Provided: 3,000 sq. ft. Waiver: 2,000 sq. ft.

Section 9A.1.7 (Table 9A.A) – Minimum Lot Width
 Required: 40 ft. Provided: 25 ft. Waiver: 15 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Side Yard (36th Street Side)
 Required: 4 ft. Provided: 3 ft. Waiver: 1 ft.

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Side Yard (34th Street Side)
 Required: 4 ft. Provided: 3 ft. Waiver: 1 ft.

Section 9A.1.8(1) - Special Parking and Driveway Regulations (Off-Street Parking)
 Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

Section 9A.1.8(3) – Special Parking and Driveway Regulations (Paving)
 Required: 40% Provided: 53% Waiver: 13%



ITEM 23 – Docket Number: 211-14

Applicant or Agent: Jonathan Tate, Charles Rutledge, Jr.
Property Location: 3106 St. Thomas Street **Zip:** 70115
Bounding Streets: St. Thomas St., Ninth St., Eighth St., & Tchoupitoulas St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 20
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of side and rear yards.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Depth of Side Yard (8th Street Side)

Required: 3' Provided: 0' Waiver: 3'

Section 4.6.7 (Table 4.F) - Minimum Depth of Side Yard (9th Street Side)

Required: 3' Provided: 0' Waiver: 3'

Section 4.6.7 (Table 4.F) - Minimum Aggregate Width of Side Yards

Required: 20% Provided: 0% Waiver: 20%

Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard

Required: 20' Provided: 0' Waiver: 20'



ITEM 24 – Docket Number: 212-14

Applicant or Agent: Terrell-Fabacher Architects, North Peters Riverfront Place, LLC
Property Location: 207 N. Peters Street **Zip:** 70130
Bounding Streets: N. Peters St., Iberville St., Clinton St., Bienville St.
Zoning District: VCE-1 Vieux Carre Entertainment District
Historic District: Vieux Carré **Planning District:** 1a
Existing Use: Commercial/Vacant **Square Number:** 6
Proposed Use: Commercial/Residential **Lot Number:** 2
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the renovation of an existing mixed-use structure to include eight (8) dwelling units with insufficient minimum lot area per dwelling unit and insufficient open space.

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Requested Waivers:

Section 8.8.8 (Table 8.G) – Minimum Lot Area per Dwelling Unit (12 Dwelling Units)

Required: 7,200 sq. ft. Provided: 5,100 sq. ft. Waiver: 2,100 sq. ft.

Section 8.10.1– Minimum Open Space Requirement

Required: (1/2 of the 30% of the lot area) Provided: 0 sq. ft. Waiver: (1/2 of the 30% of the lot area)



ITEM 25 – Docket Number: 213-14

Applicant or Agent: Kodi Roberts
Property Location: 1220 N. Tonti Street **Zip:** 70119
Bounding Streets: N. Tonti St., Barracks St., N. Miro St., & Governor Nicholls St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Treme **Planning District:** 4
Existing Use: Vacant **Square Number:** 291
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,160 sq. ft. Waiver: 440 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 26 – Docket Number: 214-14

Applicant or Agent: Pia Lyons Laborde
Property Location: 330 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Perrier St., Audubon St., & Prytania St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 38
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit parking in the required front yard area.

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Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces



ITEM 27 – Docket Number: 215-14

Applicant or Agent: Terrence Ibert, Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce de Leon St., Sauvage St., Maurepas St., & N. Lopez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Two Single-Family Residences **Square Number:** 1557
Proposed Use: Two Single-Family Residences **Lot Number:** 8
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two single-family residences on one lot of record. **(AFTER THE FACT)**

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Requested Waiver:

Section 1.4 – Location On A Lot Required

Required: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use



ITEM 28 – Docket Number: 216-14

Applicant or Agent: Dan Nitschke
Property Location: 215 N. Scott Street **Zip:** 70119
Bounding Streets: N. Scott St., N. Iberville St., N. Pierce Ave., & Bienville St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 533
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

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Request: This request is in conjunction with Subdivision Docket 99/14, to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot depth.

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Requested Waivers:**Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (One-Family)**

Required: 3,125 sq. ft. Provided: 1735.8 sq. ft. Waiver: 1389.2 sq. ft.

Section 4.9.7 (Table 4.I) – Minimum Lot Depth

Required: 90' Provided: 57'-10" Waiver: 34'-2"

**ITEM 29 – Docket Number: 217-14**

Applicant or Agent: Katherine Harmon, Susan Mulderick
Property Location: 949 Wilson Drive **Zip:** 70119
Bounding Streets: Wilson Dr., Dumaine St., Taft Pl., & Delgado Dr.
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** C
Proposed Use: Single-Family Residence **Lot Number:** 76
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the restoration of an accessory structure located within three (3) feet of existing structures on the common side and rear property lines.

Requested Waivers:**Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yards)**

Required: 3' Provided: 1'-3 5/8" Waiver: 1'-8 3/8"

Section 15.5.12(1) – Accessory Buildings and Structures (Rear Yards)

Required: 3' Provided: 2' - 3/8" Waiver: 1'-9 5/8"



ITEM 30 – Docket Number: 218-14

Applicant or Agent: Robert E. Rintz
Property Location: 925 Race Street **Zip:** 70130
Bounding Streets: Race St., Constance St., Euterpe St., & Annunciation St.
Zoning District: RM-2A Multiple-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 113
Proposed Use: 1 Single- and 1 Two-Family Residence **Lot Number:** 30-B
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence on a lot developed with an existing two-family residence, creating two main uses on one lot of record

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Requested Waiver:

Section 1.4. - Location On A Lot Required.

Required: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use



ITEM 31 – Docket Number: 219-14

Applicant or Agent: John C. Williams, The 307 Company, LLC
Property Location: 513 Conti Street **Zip:** 70130
Bounding Streets: Conti St., Decatur St., St. Louis St., Decatur St., St. Louis St., & Chartres St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant **Square Number:** 28
Proposed Use: Mixed-Use **Lot Number:** 3
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the conversion of a vacant building to a mixed-use commercial/residential development with insufficient minimum lot area per dwelling unit.

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Requested Waiver:

Section 8.5.7 Table 8 D – Minimum Lot Area per Dwelling Unit Requirement

Required 2,400 sq. ft. Provided: 1,880 sq. ft. Waiver: 520 sq. ft.



ITEM 32 – Docket Number: 220-14

Applicant or Agent: John C. Williams Architects, LLC, KPK Royal, LLC, The Lacroix, LLC
Property Location: 417 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Conti St., Bourbon St., & St. Louis St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: Vieux Carré **Planning District:** Planning
Existing Use: Restaurant **Square Number:** 63
Proposed Use: Restaurant **Lot Number:** 4
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the installation of a canopy that would cause a reduction in the required open space ratio.

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Requested Waiver:

Section 8.5.7 (Table 8.D) – Minimum Open Space Ratio (OSR)

Required: 30% Provided: 22.3% Waiver: 7.7%



E. Director of Safety and Permits Decision Appeals – New Business

ITEM 33– Docket Number: 221-14

Applicant or Agent: Sarah Welinsky
Property Location: 2912 Palmyra Street **Zip:** 70119
Bounding Streets: Palmyra St., S. Gayoso St., Banks St., & S. Dupre Street
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Three-Family Residence **Square Number:** 629
Proposed Use: Three-Family Residence **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a three-plex.

F. Adjournment